



Westfield City Council Report

Ordinance Number:	17-22
APC Petition Number:	1709-PUD-15
Petitioner:	Justin Gilmore
Requested Action:	An amendment to Wall Sign standards for a portion of Parcel M3 of the Bridgewater Planned Unit Development (PUD) District
Current Zoning:	Bridgewater PUD
Current Land Use:	Commercial
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Sign Elevations4. Proposed Ordinance 17-225. Ordinance 16-136. Letter of Support, Bridgewater Master Owner's Association Architecture Review Board7. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 14, 2017, City Council meeting. The petition will received its public hearing at the September 5, 2017, Advisory Plan Commission (the "Plan Commission") meeting and received no comments. The proposed amendment has been approved by the Bridgewater Master Owners Association's Architectural Review Board (see **Exhibit 6**).

PROJECT OVERVIEW

Project Location: The subject property (the "Property") encompasses 1.47 acres +/- and is located at the northwest corner of Gray Road and Radrick Drive (see **Exhibit 2**). Abutting the property to the north and west is zoned Bridgewater PUD and is approved for apartment development. Abutting property to the south is zoned Bridgewater PUD and is zoned for

commercial development (Bridgewater Marketplace). Property to the east (across Gray Road) is in the City of Noblesville's jurisdiction, and is zoned for residential use (R2-PD).

Amendment Description: Ordinance 16-13 (the "Existing PUD"), which modified various development standards for the creation of a multi-tenant office building (the "Radrick Building") in the Bridgewater PUD, was approved at the August 8, 2016, City Council meeting.

The petitioner is requesting this modification to the Bridgewater PUD Ordinance to amend Wall Sign standards outlined in the Existing PUD.

Development Standards:

The proposed PUD Ordinance Amendment establishes the same development standards for Wall Signs as the Westfield-Washington Township Unified Development Ordinance (the "UDO"). The development standards of note are briefly highlighted below:

Sign Standards: The Existing PUD requires that Wall Signs must follow the UDO, except that:

- Maximum letter/logo height is sixteen (16) inches
- All Wall Signs shall be comprised of backlit reverse channel letters

The proposed PUD Ordinance Amendment would require Wall Signs to follow standards presented in Article 6.17 of the UDO.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 5, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 5, 2017, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 9 in favor, 0 opposed) (see **Exhibit 7**).

City Council

Introduction: August 14, 2017

Eligible for Adoption: September 11, 2017

Submitted by: Daine Crabtree, Associate Planner
Economic and Community Development Department